



**MINUTES OF THE REGULAR MEETING OF THE
RIDGECREST CITY COUNCIL AND
RIDGECREST REDEVELOPMENT AGENCY**

**City Council Chambers
100 West California Avenue
Ridgecrest, California 93555**

**July 5, 2006
6:00 p.m.**

**Tape Recorded
Tape 06-14**

This meeting was tape recorded and will be on file in the Office of the City Clerk for a certain period of time from date of approval by City Council/Redevelopment Agency. Meetings are recorded solely for the purpose of preparation of minutes.

CALL TO ORDER – 6:35 p.m.

ROLL CALL

PRESENT: Mayor Marshall Holloway, Vice Mayor Daniel Clark, and Council Member Steven Morgan

ABSENT: Mayor Pro Tem Richard Martin and Council Member Ronald Carter

STAFF: Harvey Rose, City Manager; Keith Lemieux City Attorney; Rita Gable, City Clerk; Jim Winegardner, Deputy City Manager Administrative Services/City Treasurer; Jim McRea, Deputy City Manager, Public Services;; Joe Pollock, Assistant Public Works Director; Michael Avery, Chief of Police; and other personnel

REGULAR SESSION – 6:35 p.m.

PLEDGE OF ALLEGIANCE led by Council Member Morgan

INVOCATION – Father J. P. Wadlin, St. Michael's Episcopal Church

APPROVAL OF AGENDA

Moved by Council Member Morgan, second Council Member Clark TO APPROVE THE AGENDA. No public comment. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

PUBLIC COMMENT

Dave Mathews, 717 Kevin Court

- City not be able to afford a full time mayor may
- How about some full time Council committees
- Quality of Life Committee has 2 members who go away for long periods in the summer

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- Suggested not putting 2 people who work for same employer on same committee
- Was in Boston a while ago and saw a headline that the mayor put moratorium on street work
- His brother passed away recently and he was there to clear out his apartment
- Was in low income housing but was very nice – was in an old school house converted to housing units
- Maybe we should think about doing something like that with some of our empty facilities
- Thanked Steve Morgan and all others who contributed to the fireworks display

CONSENT CALENDAR

1. **Resolution No. 06-47, A Resolution Of The Ridgecrest City Council Authorizing Recordation Of The Final Tract Map For Tract 6504** Pollock
2. **Resolution No. 06-48, A Resolution Of The Ridgecrest City Council Increasing Planning Commission Salary** Rose
3. **Minutes Of The Regular City Council/Redevelopment Agency Meeting Of June 21, 2006** Gable
4. **Council Expenditure Approval List (DWR) Dated June 21, 2006 In The Amount Of \$1,000.00** Winegardner
5. **Council Expenditure Approval List (DWR) Dated June 23, 2006 In The Amount Of \$504,125.81** Winegardner
6. **Agency Expenditure Approval List (DWR) Dated June 23, 2006 In The Amount Of \$434,290.85** Winegardner

Mayor Holloway corrected a figure in Council Member Morgan comments in June 21 2006 minutes – it is 445 days of construction not 145. Clerk will make correction before final printed.

Moved by Council Member Clark, second Council Member Morgan TO APPROVED THE CONSENT CALENDAR. No public comment. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

PUBLIC HEARINGS

7. **Resolution RRA 06-02, A Resolution Of The Ridgecrest Redevelopment Agency For The Sale Of Real Property In Accordance With The Proposed Disposition And Development Agreement (CNM Holding I, Ltd.)** McRea

Deputy City Manager, Public Services Jim McRea gave the staff report and described the project. CNM Holding I Ltd. will be building a Hampton Inn (a Hilton Hotel) and plan to build an office building and restaurant at a later time.

Dave Matthews

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- Asked where Sydnor Avenue was located at the Business Park
 - It is across from emergency entrance to Ridgecrest Regional Hospital
- That would place the entrance/exit of Sydnor at the crest of the hill on China Lake Boulevard
- He thinks we need to get CALTrans working on the signalization at Ward
 - The signalization at Ward was scheduled for 2009 but Joe Pollock has been talking with them and it appears that it will be somewhat sooner to that time frame

Council Member Morgan stated that CALTrans does not intend to elevate manholes on China Lake Boulevard (Route 178) when they do the repaving

Moved by Council Member Morgan, second Council Member Clark TO ADOPT RESOLUTION RRA 06-02, A RESOLUTION OF THE RIDGECREST REDEVELOPMENT AGENCY FOR THE SALE OF REAL PROPERTY IN ACCORDANCE WITH THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT (CNM HOLDING I, LTD.) Public comment heard. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

8. **Resolution RRA No. 06- 03 A Resolution Of The Ridgecrest Redevelopment Agency For The Sale Of Real Property In Accordance With The Proposed Disposition And Development Agreement (Naval Federal Credit Union)**

McRea

Deputy City Manager, Public Services Jim McRea gave the staff report and described the project. This will be the new home of the Naval Federal Credit Union.

Moved by Council Member Clark, second Council Member Morgan TO ADOPT RESOLUTION RRA NO. 06-03, A RESOLUTION OF THE RIDGECREST REDEVELOPMENT AGENCY FOR THE SALE OF REAL PROPERTY IN ACCORDANCE WITH THE PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT (NAVAL FEDERAL CREDIT UNION). No public comment. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

ORDINANCES AND RESOLUTIONS

9. **Ordinance No. 06-06, An Ordinance Of The City Council Of The City Of Ridgecrest Amending The Ridgecrest Municipal Code As It Relates To Sections 20-23.5(B) And (D) PUD Standards**

McRea

Deputy City Manager, Public Services Jim McRea gave the staff report.

This ordinance amends the Planned Unit Development Zoning Overlay District standards deleting reference to a minimum site area within a PUD. A copy of the Planning Commission Report is provided with the proposed ordinance. It was approved on first reading, by title only, at the June 21, 2006 Council meeting and is returned here for second reading and adoption.

William Dale Howard, 1190 Mayo

- Supposedly this is a "housekeeping" to clean up the code
- Takes allows 0 lot lines and takes away living space from R1 to 6 residential zones

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- Reduces the size of lots to any size they choose
- Will be fulfilling for self prophecy
- If you take away all the living area to put into open public space you increase the need for parks and open space
- 62% reduction of Heritage Village space resulted in large open spaces
- 4 bedroom house on 3K sq foot lot does not leave much for yard
- Feels City is cleaning up a problem that just not exist

Mr. McRea stated - PUD was not intended just for single family residential lots but for mixed use such as Heritage Village. Planning Commission has opportunity to look at and review a precise plan and that's the only plan that can be used for construction on that land. It can be changed only by going back to the Commission for an amendment. The PUD must be adhered to as presented and approved.

Council Member Morgan asked if this is currently accepted standards – Mr. McRea replied yes it is and it is a tool for the City

Council Member Clark would like to have Planning Commissioner come and talk to them when this kind of issue gets on the Council agenda.

Moved by Council Member Clark, Morgan TO WAIVE READING IN FULL AND TO ADOPT, BY TITLE ONLY, ORDINANCE NO. 06-06, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING THE RIDGECREST MUNICIPAL CODE AS IT RELATES TO SECTIONS 20-23.5(B) AND (D) PUD STANDARDS. Public comment heard. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

10. Introduction And First Reading, By Title Only, An Ordinance Of The City Council Of The City Of Ridgcrest Deleting Sections 19-9.1 To 19-9.5 Of The Ridgcrest Municipal Code As It Relates To Park Acquisition And Development Fund
McRea

This ordinance amends the Park Acquisition and Development requirements of Sections 19-9.1 to 19-9.5 relating to required public recreational acquisition and/or development in conjunction with residential development. The requirement is replaced by a Park Impact Fee effective May 19, 2006.

William Dale Howard, 1190 Mayo

- Said he was glad "you guys know what you are doing up there"
- Last PUD puts a house of 2700 sq ft on a 3000 sq ft lot
- Fee increase total 15K or \$93 per month on a 30 year loan or about \$33,742
- If we want to better Ridgcrest we should increase taxes rather than putting the fees onto mortgages - taxes get paid each year

Mr. McRea – development fees charged the builder do get passed on to the homeowners and into the mortgages

Council Member Clark stated that the Economic Development Committee supported the development fees.

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Moved by Council Member Clark, second Council Member Morgan TO WAIVE READING IN FULL AND TO INTRODUCE, BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST DELETING SECTIONS 19-9.1 TO 19-9.5 OF THE RIDGECREST MUNICIPAL CODE AS IT RELATES TO PARK ACQUISITION AND DEVELOPMENT FUND. Public comment heard. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

11. **Resolution No. 06-49, A Resolution Of The Ridgecrest City Council Bringing The City Of Ridgecrest Substance Abuse Policies Into Compliance With State And Federal Laws** **Rose**

City Manager Rose stated it has been recommended by State of California licensing authorities that the City's substance abuse policies (i.e., Drug and Alcohol Testing Policy) be updated to comply with existing State and Federal laws. This needed to be done before re-licensing our transit drivers and other employees.

Council Member Clark stated he talked to Council Member Carter who had concerns with this at the last meeting. Council Member Carter has spoken to staff and all concerns have been addressed. He is OK with this.

Moved by Council Member Clark, second Council Member Morgan TO ADOPT RESOLUTION NO. 06-49, A RESOLUTION OF THE RIDGECREST CITY COUNCIL BRINGING THE CITY OF RIDGECREST SUBSTANCE ABUSE POLICIES INTO COMPLIANCE WITH STATE AND FEDERAL LAWS. No public comment heard. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

OTHER ACTION ITEMS

12. **Resolution No. 06-50, A Resolution Of The Ridgecrest City Council Approving, Authorizing And Directing Execution Of An Amended And Restated Joint Exercise Of Powers Agreement Relating To The California Statewide Communities Development Authority (CSCDA)** **McRea**

Deputy City Manager, Public Services Jim McRea gave the staff report

- This Resolution is required for membership application and participation by the City of Ridgecrest in the California Statewide Community Development Authority (CSCDA)
- A future public hearing will be scheduled relating to the Tax Equity and "Fiscal Responsibility Act (TEFRA).
- The hearing is required to issue tax-exempt bonds for the facilities located at 1081 N. China Lake Boulevard in the City of Ridgecrest, proposed to be issued by the Ridgecrest Regional Hospital
- Issuance by the RRH requires that the City of Ridgecrest is a member of CSCDA

David Mechtenberg updated progress on hospital construction – it is 94% complete at this time - bond issue is coming up with HUD.

Moved by Council Member Morgan, second Council Member Clark TO ADOPT RESOLUTION NO. 06-50, A RESOLUTION OF THE RIDGECREST CITY COUNCIL

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APPROVING, AUTHORIZING AND DIRECTING EXECUTION OF AN AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT RELATING TO THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY (CSCDA). Public comment heard. Carried with a voice vote of 3 ayes, 2 absent; Mayor Pro Tem Martin and Council Member Carter absent.

DISCUSSION ITEMS

13. Discussion Of Senior Housing Project

Council Member Clark

A brief Power Point presentation was prepared by staff at Council Member Clark's request

Council Member Clark stated that he gets questions all the time about the proposed senior housing project(s) and felt we needed to put whatever information we have out to the public.

Mr. McRea stated that at the June 13 Planning Commission meeting a tract map for Twin Home Senior Housing Project was approved. It will be located right behind Home Depot and consist of 253 housing units. 90 units will be of single story senior apartments. Other units are two stories and one story. There will be small community building and pool and park retention basin and RV parking. The senior portion is a gated community.

This is not a given yet but have high hopes this will happen.

CITY MANAGER/EXECUTIVE DIRECTOR REPORTS

14. Council designation of a Voting Delegate and Alternate for the 2006 League of California Cities Annual Conference, September 6-9 2006 in San Diego

Voting Member will be Mayor Holloway. Alternate will be Mayor Pro Tem Martin.

City Clerk will prepare the paperwork and forward to League of California Cities.

COMMITTEES, BOARDS AND COMMISSIONS

Economic Development Committee

Members: Chair Dan Clark, Chip Holloway, Mike Biddlingmeier, Howard Laire

Meetings: 1st Thursday of the month at 5:00 p.m.; Council Conference Room

Next meeting to be announced

Legislative Committee

Members: Chair Duke Martin, Chip Holloway

Meetings: probably quarterly – at 8:00 a.m.; Council Conference Room

Next meeting to be announced

Infrastructure Committee

Members: Chair Steve Morgan, Duke Martin, Jim Smith, Lois Beres

Meetings: 2nd Tuesday of the month at 4:00 p.m., Council Conference Room

Next meeting July 11

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Planning and Zoning Ad Hoc Committee

Members: Chair Steven Morgan, Vice Chair Matt Feemster, Chip Holloway, and Jim Smith

Meetings: 4th Wednesday of the month at 6:00 p.m.

Next meeting July 13

City Organization Committee

Members: Chair Ron Carter, Steve Morgan

Meetings: 2nd Thursday of the month at 5:00 p.m.; Council Conference Room

Next meeting to be announced

Quality of Life Committee

Members: Chair Dan Clark, Ron Carter, Howard Laire, Matt Feemster

Meetings: 4th Thursday of the month at 5:00 p.m.; Kerr-McGee Center

Next meeting to be announced

Redevelopment Advisory Committee

Members: Chair Mike Hogan, Vice Chair *vacant*, Bob Peoples, Gary Charlton, Ron Ketcham and Nicole Guerrero. Ex-officio Members Council Members Steven Morgan and Ron Carter, Planning Commissioner Lois Beres

Meetings: 3rd Tuesday of the month at 5:15 p.m., Council Conference Room

Next meeting July 12

RACVB

Council Member Duke Martin

Council Member Steve Morgan- Alternate

Meetings: 3rd Wednesday of the month, 8:00 a.m., RACVB Office

Next meeting July 19

OTHER COMMITTEES, BOARDS, OR COMMISSIONS

Council Member Morgan - All Council Members received a copy of a letter from Quad State requesting extension of a reply date to August for comments on the Draft California Wildlife Action Plan.

Mayor Holloway was in Sacramento for League of California Cities advisory committees - AB2406 re compensation for city councils is result of AB11 from last year. Concerned about city attorney's portions of league – if you serve on other boards and committees you cannot vote for yourself. Voters Rights Act section 203 says if 5% of population does not speak English the "agency" has to print election materials in other languages. GASB and post employment liabilities – would like presentation by staff on this and also on workman's comp.

MAYOR AND COUNCIL COMMENTS

Morgan

- Last evenings 4th of July fireworks display was something he feels city should be proud of
- One dollar per person is all it takes to pay for the fireworks

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- Lions club is 1500k in the hole – not just for the fireworks – we had to pay for advertising and other things to make it all happen

Clark

- Display was spectacular and wanted to know how they did the "Saturn" thing
- Thanked everyone for the flowers sent Joanne after her mothers passing
- Thanked the Rose Vargas discretionary fund for their assistance, and the Ridgecrest hospital
- Joined the USO restoration fund committee
- Collection jars are being set up around town
- New roof is going on building in September
- New landscaping will be starting soon
- Fund raiser is coming up soon
- National Health Services Inc is now at 900 N. Heritage Suite E

Holloway

- Read in today's paper that council nomination period starts July 17
 - Confirmed by the City Clerk and to run through Aug 11
- Wants to see city budget before he makes his decision of to run again
- Wants information about self insurance program
- SEQA and cumulative effect –planning and zoning will look at it
- Congratulated Steve Morgan for the fireworks stating it gets better every year
- We have a "signature event" already in this event that we have matured over several years
- Saturday night drove around with two police officers - Officer Keys and NICO (K9)

ADJOURNMENT

Mayor Holloway adjourned the meeting at 8:12 p.m.

Rita Gable, City Clerk